



CITY OF BEAVERTON  
Community Development Department  
Planning Services Division  
4755 SW Griffith Drive  
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## TYPE 4 NOTICE OF PROPOSED ORDINANCE ACTION

**THIS IS TO NOTIFY YOU THAT THE CITY SHALL CONSIDER A  
PROPOSED LAND USE REGULATION THAT MAY AFFECT THE  
PERMISSIBLE USE OF YOUR PROPERTY AND OTHER  
PROPERTIES**

**NO DETERMINATION HAS BEEN OR IS EXPECTED TO BE MADE AS  
TO THE EFFECT OF THE PROPOSAL REFERENCED IN THIS  
NOTICE ON THE USE OF YOUR PROPERTY.**

**Date of Notice:** January 13, 2005

**Case File No./Project Name:** TA2004-0011 TREE CODE TEXT AMENDMENTS

**Public Hearing Date:** February 2, 2005

**Hearing Location and Time:** City Council Chambers, First Floor, Beaverton City Hall, 4755 SW Griffith Drive beginning at 7:00 p.m.

**Summary of Application:** The proposed text amendment will modify Development Code Sections 40.90, 60.60 and Chapter 90, to address new threshold levels allowing applicants the opportunity to proceed through clear and objective standards as a Tree Plan 1 or 2 or through a Tree Plan 3 as a discretionary action when the standards cannot be met. Proposed changes to Chapter 60 are extensive and include provisions for enforcement, exemptions, removal and preservation standards, tree protection standards during development, and mitigation standards. Chapter 90 changes reflect the need to add new definitions based on terms used in Chapters 40 and 60.

**Initial Decision-Making Authority:** Planning Commission

**Final Decision-Making Authority:** City Council

**Applicable Location:** Properties with trees within the Significant Natural Resource Areas (including Significant Wetlands and Riparian Areas), Significant Groves, or Significant Individual Trees throughout the city; and residencially zoned properties over one-half acres in size with trees.

**Applicable Development Code Approval Criteria:** Section 40.85.15.1.C.1-7

**Staff Planner:** Barbara Fryer, AICP **Phone Number:** 503-526-3719

**Due Date for Written Comments to be Addressed in Staff Report:** January 24, 2005

(over)

Please reference the Case File Number and Project Name in your written comments. Mailed written comments should be sent to the attention of the Barbara Fryer, Planning Division, PO Box 4755, Beaverton, OR 97076. Written comments submitted in person should be delivered to the Barbara Fryer, Planning Services Division, 2<sup>nd</sup> Floor, Beaverton City Hall, 4755 SW Griffith Drive. If you decide to submit written comments or exhibits before the public hearing, Section 50.58 of the Beaverton Development Code requires that the written comments or exhibits be received at the City no later than 4:30 p.m. on the day of the scheduled hearing. You may also submit written comments or exhibits at the public hearing. All submittals prior to the hearing that are more than two (2) letter size pages must include no fewer than ten (10) complete copies of the materials being submitted. If written comments or exhibits are submitted at the hearing, no fewer than ten (10) copies must be filed with the recording secretary.

You are receiving this notice to advise you of a proposed ordinance action. Section 50.50.2 of the Beaverton Development Code requires the City to provide written notice of a proposed ordinance action to the applicant, affected Neighborhood Association Committees (NACs), and owners of property within the City for which the proposed ordinance, if adopted, may in the Director's opinion affect the permissible uses of land. Property owner information is based on the most recent property tax assessment roll of the Washington County Department of Assessment and Taxation.

Staff reports are available for inspection at no cost **a minimum of seven (7) calendar days before the public hearing**. A copy of the staff report will be provided at reasonable cost. Inspection or purchase of the staff report occurs at the Development Services Division Planning Counter located on the 2<sup>nd</sup> floor of Beaverton City Hall, 4755 SW Griffith Drive. Office hours are 8:00 a.m. to 4:30 p.m. Monday through Friday. A copy of the staff report may also be viewed on-line **beginning January 26, 2005**, at [http://www.ci.beaverton.or.us/departments/CDD/CDD\\_dev\\_projects.html](http://www.ci.beaverton.or.us/departments/CDD/CDD_dev_projects.html).

The public hearing will be conducted in accordance with adopted rules of procedure. Failure to raise an issue in a hearing, by testifying in person or by letter, or failure to provide statements or evidence with sufficient specificity to afford the decision-making authority an opportunity to respond to such issue, may preclude appeal to the Land Use Board of Appeals on that issue.

THIS INFORMATION IS AVAILABLE IN LARGE PRINT OR AUDIO TAPE UPON REQUEST. IN ADDITION, ASSISTED LISTENING DEVICES, SIGN LANGUAGE INTERPRETERS, OR QUALIFIED BILINGUAL INTERPRETERS WILL BE MADE AVAILABLE AT ANY PUBLIC MEETING OR PROGRAM WITH 72 HOURS ADVANCE NOTICE. TO REQUEST THESE SERVICES, PLEASE CALL 526-2222/VOICE/TDD.